



# 8531 8A Avenue Calgary Alberta

\$449,000

**\*\*OPEN HOUSE POSTPONED UNTIL SATURDAY, NOVEMBER 30TH 12-3PM\*\*** Welcome to this bright and spacious two-bedroom, two-bathroom unit in the desirable neighborhood of West Springs. This thoughtfully designed apartment boasts an open-concept layout with a generous 9-foot ceiling, filling the space with natural light through large vinyl windows and offering a warm, welcoming atmosphere. The unit features a double balcony overlooking a serene courtyard, perfect for unwinding or enjoying a cup of coffee in the fresh air. Inside, you'll find stylish, resilient flooring throughout, stone countertops, and two walk-through closets, providing ample storage and modern touches that enhance its appeal. West Springs is a pristine, family-friendly community, just steps from highly regarded schools, with easy access to grocery stores, restaurants, and numerous other amenities. This is a fantastic opportunity to own in one of the best locations in town-- perfect for families or professionals looking for comfort and convenience in an outstanding suburban setting. Don't miss out on making this West Springs gem your new home! (id:6769)

Living room 15.67 Ft x 11.92 Ft

Kitchen 15.67 Ft x 15.25 Ft

Primary Bedroom 10.67 Ft x 9.92 Ft

Other 8.50 Ft x 5.50 Ft

3pc Bathroom 9.17 Ft x 8.08 Ft

Bedroom 10.83 Ft x 8.83 Ft

4pc Bathroom 10.17 Ft x 6.42 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca